



Elmfield Road, North Chingford, E4 7HT

£680,000  Coultons



## PROPERTY SUMMARY

Offering for sale this 1930's extended semi detached house situated on a quiet and sought after residential turning in North Chingford. The property benefits from two spacious reception rooms, a modern fitted kitchen and dining room, a utility room, three bedrooms, a modern fitted family bathroom on the first floor, double glazing, gas central heating, a rear garden which is approximately 60ft in length with a summer house at the end and off street parking to the front. There is potential for a loft conversion to be added, creating more family space (subject to planning consent).

Elmfield Road is located a few minutes walk from Station Road in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground Station at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk. The property conveniently located within easy reach of Chingford CofE and St. Mary's primary schools along with Chingford Foundation Secondary school.

In our opinion this property would make an excellent family home and viewing is highly recommended.

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1



2











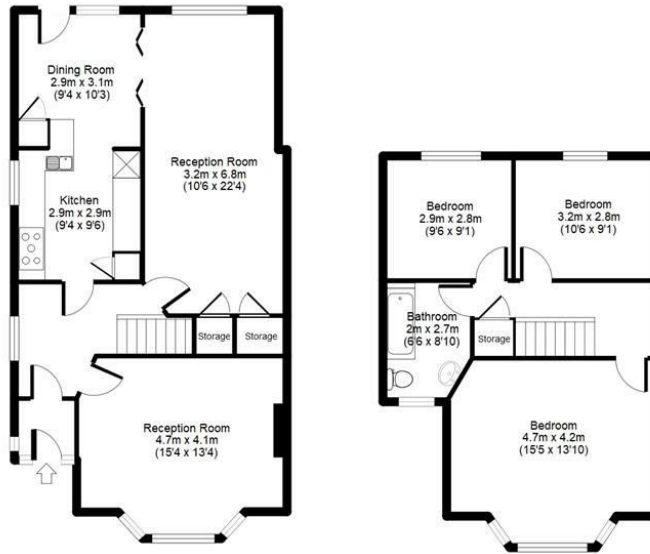






## Elmfield Road, North Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1231 sq. ft / 114 sq. m



Ground Floor

First Floor

For identification purposes only  
Measurements are approx and not to scale

**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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